

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 13, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-35053 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
THE COOK LIVING TRUST - Request for a Special Use Permit FOR A PROPOSED
BAILBOND SERVICE at 1616 South Las Vegas Boulevard, Suite #150 (APN 162-03-210-058),
C-2 (General Commercial) Zone, Ward 3 (Reese)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda – Protest Postcards
8. Submitted at Meeting – Map by Steve Franklin

Motion made by STEVEN EVANS to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE,
RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning and Development, stated the site is located within the Las Vegas Boulevard District of the Downtown Centennial Plan. The proposed use is not compatible or harmonious with the existing surrounding land uses or with the intended variety of uses for this district. It is located away from the courthouse facilities found in the office core district and as such, staff recommended denial.

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CHRISTIANNE YATES LEE appeared on behalf of the applicant, SHILA SHEIKHAN, and stated that a special use permit was approved in January of 2006 specifically for a bailbond service. She believes that with the entertainment and aesthetics, the business will be compatible. Currently, the plaza is under 50 percent occupied and this business should bring additional business to the area. MS. SHEIKHAN stated that other bailbond businesses are located near the courthouse. The service will be friendly and upscale. It will generate revenue and traffic and it will have neon.

TODD FARLOW agreed with staff that this is the wrong location, and special use permits should not be granted just because the site is vacant.

SCOTT SWANK, President of the Beverly Green Neighborhood Association; HEIDI SWANK; JOHN DELIKANAKIS; GREGORY BROWN, Southridge Neighborhood Association; STEVE FRANKLIN all expressed the residents' opposition, as the use is not compatible with the surrounding businesses, and there are other bailbond businesses on Main Street and Charleston Boulevard. This is a pedestrian friendly neighborhood, and the location is a "Scenic Byway" and special consideration should be given; bailbonds do not fit in this residential, friendly business area. Smart development is needed in this area but not a bailbond business. MR. FRANKLIN showed a map depicting numerous bailbond businesses within 1,000 feet of the proposed location. The shopping center has improved with upgraded areas and businesses. He does not want to see this area deteriorate and was grateful for the shopping center owners for improving this area.

MS. SHEIKHAN explained that the owner of the building was out of state and that the special use permit expired because they never opened the business. The business is actually a service for tourists/locals.

COMMISSIONER EVANS agreed with staff's report that bailbond businesses need to be near the courts. He recalled a previous incident with a business owner in the shopping center and the aftermath. If there is a product good enough there would be a line out the door as well, like Luv-It Frozen Custard. He thanked those individuals for appearing again and again and protecting their neighborhood. He hopes that the property owners would seriously consider a different kind of business that would attract many patrons as well. COMMISSIONER GOYNES agreed with the Commissioner's comments.

CHAIR TROWBRIDGE declared the Public Hearing closed.